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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2022 MAY 26 PM 1:39

553 Hcr 1250, Whitney, TX 76692

22-004922

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: 07/05/2022

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Hill County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/30/2013 and recorded in the real property records of Hill County, TX and is recorded under Clerk's File/Instrument Number, 1742, Page 120, with Thomas J. Musso and Brenda K. Turner (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Thomas J. Musso and Brenda K. Turner, securing the payment of the indebtedness in the original amount of \$158,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOHN H. OWEN SURVEY, ABSTRACT 698, HILL COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS 9.32 ACRES IN THE DEED FROM BLAKE E. SANDERS AND WIFE, RETHA F. SANDERS TO DAVID ALLEN RAY AND WIFE, JANICE S. RAY, DATED SEPTEMBER 30, 1992, RECORDED IN VOLUME 765, PAGE 822 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, KNOWN AS LOT 14 OF LAKE WHITNEY RANCHETTS, AN UNRECORDED SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND (CONTROL MONUMENT) AT A CORNER LYING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 51.865 ACRES IN THE DEED FROM JAMES ROBERT WILLIAMS TO J.K. LANE AND WIFE, DALPHINE LANE, DATED SEPTEMBER 2, 1992, RECORDED IN VOLUME 764, PAGE 349 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, THE NORTHWEST CORNER OF SAID LOT 14 AND 9.32 ACRE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 13 OF SAID SUBDIVISION AND DESCRIBED AS 9.5 ACRES IN THE DEED FROM PEGGY JO WATSON TO PEGGY JO WATSON, TRUSTEE OF THE BURL T. WATSON RESIDUARY TESTAMENTARY TRUST, DATED NOVEMBER 2, 2002, RECORDED IN BOOK 1394, PAGE 134 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST (BASIS OF BEARINGS) 630.20 FEET ALONG THE SOUTH LINE OF THE JOHN H. WADDELL SURVEY, ABSTRACT 978, HILL COUNTY, TEXAS, THE NORTH LINE OF THE SAID OWEN SURVEY TO A 1/2 INCH IRON ROD FOUND AT A



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CORNER (CONTROL MONUMENT), THE NORTHEAST CORNER OF SAID LOT 14 AND 9.32 ACRE TRACT, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 0.761 ACRE IN SAID DEED TO J.K. LANE, ET UX, SAID CORNER BEARS SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST 77.96 FEET FROM A 5/8 INCH IRON ROD FOUND AT A CORNER, THE NORTHEAST CORNER OF SAID 0.761 ACRE TRACT, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 30 OF SAID SUBDIVISION AND DESCRIBED IN THE DEED FROM H.C. CROW, JR. AND WIFE, CHRISTINE CROW, AND LUTHER M. MOORE AND WIFE, SHIRLEY MOORE TO ROBERT F. BARRETT AND WIFE, SHIZUE T. BARRETT, DATED NOVEMBER 1, 1972, RECORDED IN VOLUME 519, PAGE 366 OF THE DEED RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 33 DEGREES 09 MINUTES 40 SECONDS EAST 640.00 FEET PARTIALLY ALONG A FENCE TO A 1/2 INCH IRON ROD SET AT A CORNER LYING IN THE CENTER OF COUNTY ROAD 1250, THE SOUTHEAST CORNER OF SAID LOT 14, THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 15 OF SAID SUBDIVISION AND DESCRIBED AS 10.0 ACRES IN THE DEED FROM STEPHEN TORK TO GREG B. POWELL AND DIANE POWELL, DATED JANUARY 17, 2002, RECORDED IN VOLUME 1146, PAGE 778 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE SOUTH 59 DEGREES 05 MINUTES 15 SECONDS WEST 630.91 FEET GENERALLY ALONG THE CENTER OF SAID COUNTY ROAD TO A 1/2 INCH IRON ROD SET AT A CORNER, THE SOUTHWEST CORNER OF SAID LOT 14 AND 9.32 ACRE TRACT, THE NORTHWEST CORNER OF SAID LOT 15 AND 10.0 ACRE TRACT, THE SOUTHEAST CORNER OF SAID LOT 13 AND 9.5 ACRE TRACT, THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND KNOWN AS LOT 12 AND DESCRIBED IN THE DEED FROM MICHAEL V. HOKE, JR. TO JEANNE L. HOKE, DATED NOVEMBER 29, 2005, RECORDED IN BOOK 1380, PAGE 619 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS;

THENCE NORTH 33 DEGREES 03 MINUTES 24 SECONDS WEST 650.00 PARTIALLY ALONG A FENCE TO THE POINT OF BEGINNING AND CONTAINING 9.33 ACRES OF LAND, MORE OR LESS.